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HYDERABAD, FRIDAY, OCTOBER 31, 2008.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT (I)

DRAFT VARIATION TO THE MASTER PLAN OF THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RECREATIONAL USE TO RESIDENTIAL USE IN KAMALAPURI COLONY, SHAIKPET, HYDERABAD.

[Memo. No.26397/I/2007.— Municipal Administration and Urban Development, 25th October, 2008.]

The following draft variations to the land use envisaged in the notified Zonal Development Plan for Municipal area, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site in Pr.No.8-3-833/257/6 of Kamalapuri Colony, Shaikpet, Hyderabad to an extent of 999.80 Sqr. Mtrs. which is presently earmarked for recreational use zone in the notified Zonal Development Plan of municipal area is now proposed to be designated as Residential use zone, subject to the following conditions :

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.

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3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners/applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners/applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
9. that the owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc. and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. the applicant shall obtain necessary clearance from Heritage conservation committee before undertaking any developmental activity in the site u/r.
13. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.

SCHEDULE OF BOUNDARIES

NORTH : Open Plot.

SOUTH : G+6 floor, Residential Apartments (CRISMEDOS)

EAST : G+6 floor, residential apartments (steel & mines)

WEST : 42'-0" wide existing road (mud road)

DRAFT VARIATION TO THE MASTER PLAN OF THE HMDA FOR CHANGE OF LAND USE FROM INDUSTRIAL USE ZONE TO RESIDENTIAL USE ZONE KORREMALA VILLAGE, GHATKESAR MANDAL, RANGA REDDY DISTRICT.

[Memo. No.26402/I/2008.– Municipal Administration and Urban Development, 27th October, 2008.]

The following draft variations to the land use envisaged in the notified Revised Master Plan 2020 of Non-Municipal Area, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site in Sy.No.794 (P) of Korremala Village, Ghatkesar Mandal, R.R. District to an extent of 5.00 acres which is presently earmarked for Industrial use zone in the notified Master Plan revised Master Plan 2020, Budvel Zone segment is now proposed to be designated as Residential use zone, subject to the following conditions:

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners/applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners/applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
9. that the owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc. and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. the applicant shall obtain necessary clearance from Heritage conservation committee before undertaking any developmental activity in the site u/r.
13. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
14. The applicant shall handover the road widening portion free of cost for the proposed 60 mtrs. Inner Ring Road at the time of Development Permission.
15. *To maintain the distance from the Electrical Lines on Safety point of view, as per G.O.Ms.No.86 MA & UD (iI) Deptt., dated 3-3-2006.*

SCHEDULE OF BOUNDARIES

- NORTH : Sy.No.793 of Korremala Village.
- SOUTH : Sy.No.794 (Part) of Korremala Village & N.H.No.202 i.e., Warangal Highway.
- EAST : Existing 30'-0" wide road and Annojiguda Village boundary.
- WEST : Sy.No.794 (Part) of Korremala Village.

DRAFT VARIATION TO THE MASTER PLAN OF THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL TO COMMERCIAL (CATEGORY - C) IN JUBILEE HILLS, HYDERABAD.

[Memo. No.17665/I/2007.- Municipal Administration and Urban Development, 27th October, 2008.]

The following draft variations to the land use envisaged in the notified Zonal Development Plan of Zone-V of (MCH area), which is proposed in exercise of the conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site in Plot No.446/A & 446/B in Road No.19, Jubilee Hills in Sy.Nos.403/1 (Old) and 120 (New) of Shaikpet Village and Mandal, Hyderabad district to an extent of 4050 Sq. Yds. which is presently earmarked for Residential use zone in the notified Zonal Development Plan for Zone-V of Municipal area, is now proposed to be designated as Commercial use zone under category-C in terms of G.O.Ms.No.766, MA & UD (I₁) Deptt., dated 18-10-2007, subject to the following conditions :

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners/applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners/applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
9. that the owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc. and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.

12. the applicant shall obtain necessary clearance from Heritage conservation committee before undertaking any developmental activity in the site u/r.
13. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
14. the applicant shall pay impact fee of 3 times the rate prescribed for category-C roads under G.O.Ms.No.766, MA & UD (I₁) Deptt., dated 18-10-2007, to GHMC at the time of obtaining building permission.
15. the activities indicated under category-C in G.O.Ms.No.766, MA & UD (I₁) Deptt., dated 18-10-2007 only shall be allowed.

SCHEDULE OF BOUNDARIES

- NORTH : Plot No. 447/A (Mosque and Islamic Center)
- SOUTH : Plot No. 449/D, Jubilee Hills Layout.
- EAST : 50' wide road (Road No. 19)
- WEST : Plot No. 447 and 447/B, Jubilee Hills Layout.

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.

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